



Richland County Council
Zoning Public Hearing
March 23, 2021 – 7:00 PM
Zoom Meeting
2020 Hampton Street, Columbia, SC 29201

COMMITTEE MEMBERS PRESENT: Paul Livingston, Chair; Yvonne McBride, Vice-chair, Bill Malinowski, Derrek Pugh, Allison Terracio, Gretchen Barron, Overture Walker, Jesica Mackey, Cheryl English, and Chakisse Newton

OTHERS PRESENT: Michelle Onley, Angela Weathersby, Kyle Holsclaw, Geonard Price, Ashiya Myers, Bill Davis, Clayton Voignier, Dale Welch, Dante Roberts, Elizabeth McLean, Leonardo Brown, Lauren Hogan, Lori Thomas, Mike Maloney, Randy Pruitt, Tina Davis, Tommy DeLage, and Michael Byrd

II. **CALL TO ORDER** – Mr. Livingston called the meeting to order at approximately 7:00 PM.

III. **ADDITIONS/DELETIONS TO THE AGENDA** There were no additions/ deletions to the agenda.

IV. **ADOPTION OF AGENDA** – Ms. Barron moved to approve, seconded by Mr. O. Walker, to adopt the agenda with as distributed.

In Favor: Malinowski, Pugh, McBride, Livingston, Terracio, Barron, O. Walker, Mackey, and English

Not Present: J. Walker and Newton

The vote in favor was unanimous.

V. **MAP AMENDMENTS**

1. Case # 20-036 MA
Joginder Paul
CC-4 to CC-3 (202 acres)
7430 Fairfield Road
TMS# R11904-02-05 [FIRST READING]

Mr. Livingston opened the floor to the public hearing

The applicant, Mr. Joginder Paul, submitted comments in favor.

The floor to the public hearing was closed.

Ms. Barron moved, seconded by Mr. O. Walker, to approve this item.

Ms. Barron stated, after researching to find out that we do have a Comprehensive Plan, but we also

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have the Crane Creek Master Plan. The two plans are designed to bring development to the area; however, as written, the Comprehensive Plan will override the Crane Creek Master Plan. The two plans are now working in conflict of each other, which is not allowing for growth and development, as the Crane Creek Master Plan was written and designed. She has spoken to staff about this issue, and we hope we will be able to rectify the matter.

Mr. Price stated staff does not object because they understand the Comprehensive Plan is broadly applied throughout the County. As we go through and look at various parcels, there may be some times we go against the Comprehensive Plan, with the understanding as they to update the Comprehensive Plan and/or Code Rewrite they make adjustments.

In Favor: Malinowski, Pugh, McBride, Livingston, Terracio, Barron, O. Walker, Mackey, and English

Not Present: J. Walker and Newton

The vote in favor was unanimous

2. Case # 21-002 MA
John Swistak
PDD to RM-HD (2.6 acres)
S/E Rice Meadow Way
TMS# R20310-07-02 & 03 [FIRST READING]

Mr. O. Walker stated there is a town hall slated for April 1st to allow the community and the developer to get together and discuss this particular item.

Mr. O. Walker moved, seconded by Mr. Malinowski, to defer the public hearing and item until the April Zoning Public Hearing.

In Favor: Malinowski, Pugh, McBride, Livingston, Terracio, Barron, O. Walker, Mackey, and English

Not Present: J. Walker and Newton

The vote in favor of deferral was unanimous.

3. Case # 21-004 MA
Richard Bates
CC1 to CC3 (2.63 acres) of 75.81 acres
Crane Church [FIRST READING]

Mr. Livingston opened the floor to the public hearing

The applicant, Richard Bates, submitted comments in favor.

The floor to the public hearing was closed.

Ms. Barron moved, seconded by Mr. Pugh, to approve this item.

In Favor: Malinowski, Pugh, McBride, Livingston, Terracio, Barron, O. Walker, Mackey, and English

Not Present: J. Walker and Newton

The vote in favor was unanimous

4. Case # 21-005 MA
James Charles Hester
RU to NC (2.12 acres)
1220 Dutch Fork Road
TMS# R03303-01-01 [FIRST READING]

Mr. Malinowski stated, prior to the comments being read, he has a few questions. On p. 26 of the agenda, it indicates multi-family development should occur with access to roadways, adequate capacity and multi-modal transportation options. He inquired as to what is considered multi modal transportation options.

Mr. Crooks responded multi-modal transportation options would include biking, sidewalks, transit options (COMET), as well as regular vehicles.

Mr. Malinowski noted the only thing in this location is regular vehicles. There are no sidewalks, bikeways or paths, or bus service. To say this is in conformity with land use and design he would disagree. In addition, it states non-residential uses should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes. Again, there are no transportation modes, with the exception of personal vehicles or taxis. The road is currently operating at a level of service "F". The briefing documents states there are no plan or program improvement through the SCDOT or the Penny Sales Tax Program. He thought Penny Tax was taking the widening all the way up to the Milford Park Subdivision where the restaurant will be located. He also questioned the roadway entrance that goes into Milford Park. Some residents are concerned with the restaurant trying to use the road and put an entrance way off of that road. He would like to discuss his concerns with staff, the applicant and the community.

Mr. Malinowski, moved, seconded by Ms. McBride, to defer this item and the public hearing until the April Zoning Public Hearing.

In Favor: Malinowski, Pugh, McBride, Livingston, Terracio, Barron, O. Walker, Mackey, and English.

Present but Not Voting: Newton

Not Present: J. Walker

The vote in favor of the deferral was unanimous.

5. Case # 21-006 MA
Richard Jackson
PDD to RS-E (308.24 acres)
Nina Lee Drive
TMS# R14600-03-27 [First Reading]

Ms. Barron noted the developer requested deferral of this item. She stated she has had discussions with the community; however, the developer feels a face-to-face meeting would be more helpful for the community. The HOA president has agreed to the meeting.

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Ms. Barron moved, seconded by Mr. Malinowski, to defer this item and the public hearing until the April Zoning Public Hearing.

In Favor: Malinowski, Pugh, McBride, Livingston, Terracio, Barron, O. Walker, Mackey, English, and Newton

Not Present: J. Walker

The vote in favor of deferral was unanimous.

6. Case # 21-007 MA
Jessica Haygood
NC/RU to LI (2 acres)
1041 McCords Ferry Road
TMS# R38000-03-01 & 02[FIRST READING]

Ms. English moved, seconded by Ms. Newton, to defer this item and the public hearing until the April Zoning Public Hearing.

In Favor: Malinowski, Pugh, McBride, Livingston, Terracio, Barron, O. Walker, Mackey, English, and Newton

Not Present: J. Walker

The vote in favor of deferral was unanimous.

7. Case # 21-008 MA
Jatin Patel
RU to GC (5.37 acres)
10040 Wilson Blvd
TMS# R14800-04-01 [FIRST READING]

Mr. Livingston opened the floor to the public hearing

The applicant, Mr. Jatin Patel, submitted comments.

The floor to the public hearing was closed.

Ms. Barron moved, seconded by Ms. McBride, to approve this item.

In Favor: Malinowski, Pugh, McBride, Livingston, Terracio, Barron, O. Walker, Mackey, English, and Newton

Not Present: J. Walker

The vote in favor was unanimous.

VI **OTHER BUSINESS** - Mr. Price provided a reminder to Council to submit information to staff regarding the Code Rewrite. Staff plans to meet with individual Councilmembers to discuss their respective districts.

VII. **ADJOURNMENT** – The meeting adjourned at approximately 7:30PM.